176.0	0007	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	863,700 / 863,700
					USE VALUE:	863,700 / 863,700
					ASSESSED:	863,700 / 863,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
38		HIBBERT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FRIGERIO STEFANO
Owner 2:	CORNACCHIONE CLAUDIA
Owner 3:	
Street 1:	38 HIBBERT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	AGOSTINO DONNA P -
Owner 2:	-
Street 1:	38 HIBBERT STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,871 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1965, having primarily Vinyl Exterior and 2520 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4871.000	466,300	1,100	396,300	863,700
Total Card	0.112	466,300	1,100	396,300	863,700
Total Parcel	0.112	466,300	1,100	396,300	863,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 342.74 | /Parcel: 342.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 118633

GIS Ref

GIS Ref

Insp Date 11/17/16

Parcel ID 176.0-0007-0001.0

!13788!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	466,000	1100	4,871.	396,300	863,400	863,400	Year End Roll	12/18/2019
2019	101	FV	350,800	1100	4,871.	390,600	742,500	742,500	Year End Roll	1/3/2019
2018	101	FV	227,100	1100	4,871.	300,000	528,200	528,200	Year End Roll	12/20/2017
2017	101	FV	159,400	3400	4,871.	283,100	445,900	445,900	Year End Roll	1/3/2017
2016	101	FV	159,400	3400	4,871.	260,400	423,200	423,200	Year End	1/4/2016
2015	101	FV	163,500	3600	4,871.	243,400	410,500	410,500	Year End Roll	12/11/2014
2014	101	FV	163,500	3600	4,871.	224,200	391,300	391,300	Year End Roll	12/16/2013
2013	101	FV	163,500	3600	4,871.	224,200	391,300	391,300		12/13/2012

PRINT

Date	Time
12/11/20	03:41:39

LAST REV

Date	Time
11/01/18	15:56:27

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13788

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
AGOSTINO DONNA	69574-23		7/10/2017		817,000	No	No		FRANCIS AGOSTINO D.O.D. 10/20/2014 BK 68571 P
	14788-550		11/1/1982		64,000	No	No		Y

USER DEFINED

Prior Id # 1:	118633
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/30/2015	1954	Redo Kit	15,000					

ACTIVITY INFORMATION

Date	Result	By	Name
2/15/2018	SQ Returned	MM	Mary M
11/17/2016	Measured	DGM	D Mann
11/17/2016	Permit Visit	DGM	D Mann
7/14/2016	Meas/Inspect	DGM	D Mann
7/14/2016	Permit Visit	DGM	D Mann
11/7/2008	Measured	345	PATRIOT
12/16/1999	Measured	276	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4871		Sq. Ft.	Site		0	70.	1.16	6									396,292						396,300	

Total AC/HA: 0.11182 | Total SF/SM: 4871 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 396,292 | Spl Credit | Total: 396,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1965	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	E - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.27499998
Const Adj.:	1.09989011
Adj $ / SQ:	175.295
Other Features:	105884
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	488754
Depreciation:	22483
Depreciated Total:	466272

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	2	HB	1

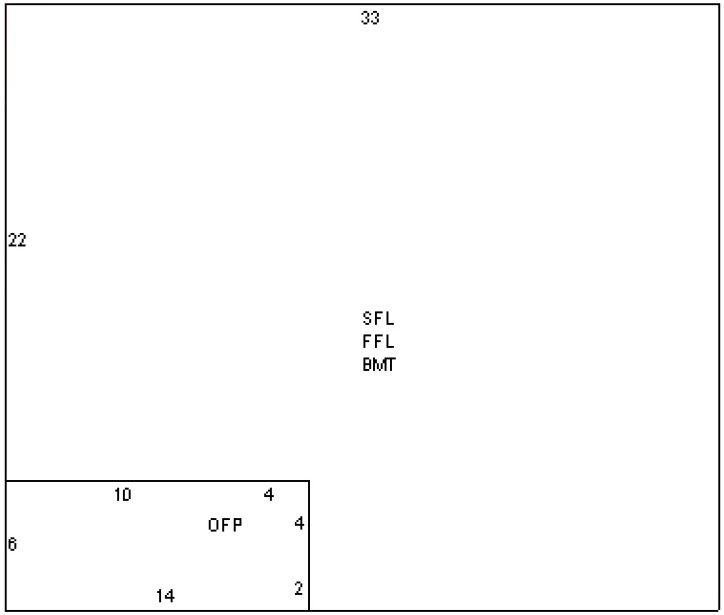
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	175.29
Special Features:	0	Val/Su Net:	179.07
Final Total:	466300	Val/Su SzAd	277.56

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	840	101.230	85,036
FFL	First Floor	840	175.290	147,248
SFL	Second Floor	840	175.290	147,248
OFP	Open Porch	84	39.750	3,339

Net Sketched Area:	2,604		Total:		
Size Ad	1680	Gross Are	3360	FinArea	2520

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	100	G	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 176.0-0007-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	23X30	F	FR	1980	2.51	T	39	101			1,100			1,100

More:	N	Total Yard Items:	1,100	Total Special Featues:		Total:	1,100

IMAGE

AssessPro Patriot Properties, Inc